



# ARIZONA MILITARY REGIONAL COMPATIBILITY PROJECT

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## GILA BEND AIR FORCE AUXILIARY FIELD / BARRY M. GOLDWATER RANGE

### FINAL POLICY ADVISORY COMMITTEE MEETING

November 18, 2004

1:00 pm to 4:00 pm

Gila Bend Elementary School Auditorium

Gila Bend, AZ 85337

## MEETING NOTES

**I. Welcome** – Deb Sydenham, Arizona Department of Commerce and Bob Duchek, Parsons.

**II. Briefing on Results of Yuma Public Informational Meeting**

- Approximately 35 individuals from the public in attendance
- Major questions / concerns
  - Use of restricted airspace for private aircraft.
  - Avigation “easement” vs. avigation “disclosure statement” – the public voiced that they did not like the idea of using the word “easement,” but supported the intent of a recorded statement of disclosure that runs with each affected property so that preceeding or subsequent property owners would have full disclosure and notification that the property is in the vicinity of an active military installation.
  - Impacts on development potential in the Welton / Tacna area.

**III. Overview of Focus Areas and Compatibility Concerns**

**A. West Portion of BMGR**

- South Mesa – South of County 17<sup>th</sup> to Mexico Boarder
  - MCAS Yuma Auxiliary Field #2
  - BLM Lands
- Foothills – Avenue 10 to Gila Mountains
  - Residential Development
  - Range Air Installation Compatible Use Zone (RAICUZ) Study Underway
- East County 1 – Gila Mountains East to Avenue 31E
  - Rural / Agricultural Land
  - Residential Subdivisions in Welton Area
- East County 2 – Avenue 31E to Maricopa County Line
  - Rural / Agricultural Land



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B. Compatibility Concerns in the West Portion of BMGR

- Restricted Airspace South of I-8 (Foothills and East County Areas)
- Staging for Sorties and Helicopter Route in Foothills Area
- Flight Corridor – Instrument Route 218 in East County
- Range Entry / Exits as Low as 200 Feet
- Rifle Range, “Practice Ordnance” Drops, and Ordnance Disposal in South Mesa Area
- Unauthorized Access to Range

C. East Portion of BMGR

- Stoval Airfield
  - Aircraft: KC-130s; also CH-47s and CH-53s (Helicopters)
  - Initial run-in is normally from NNE with altitudes 300’ to 1000’ day or night
  - Pattern work generally to east and north within 5 nautical miles below 5000’
  - Usage is 20-30 days per year with 3 day and 3 night missions for KC-130s
- Auxiliary Field # 6
  - Use will be similar to Stoval (landings; pattern work; and vehicle, equipment and personnel drops) within 5 nautical miles and below 5000’
  - Primary runways will be the E/W and NW/SE
  - Projected usage is 4 times per week (including HC-130s and HH-60s) with both day and night operations
- Manned Range # 1
  - Primary aircraft: F-16s and A-10s
  - Primary approach is normally to NW with altitude 500’
  - Aircraft return to SE at 3000’ and make pylon turn around Ajo Airport for next run

**IV. Review of the PAC’s Recommended Compatibility Approaches for BMGR Boundaries**

**a. Notification – (all boundary area except JLUP area and Gila Bend AFAF and Auxiliary Field #2 Vicinity Boxes)**

- Notification area extends 0-3 miles from BMGR land boundary
- Include all land under BMGR restricted airspace (note: in some areas this may extend beyond 3 miles from the Range land boundary)
- Require Range Avigation Disclosure Statement– ensure proper disclosure with a mechanism to make certain that the disclosure statement is passed along to subsequent buyers
- Require review by Luke Air Force Base or MCAS Yuma for all proposed development in Notification Area

**b. Zone of Influence - (all boundary area except JLUP area and Gila Bend AFAF and Auxiliary Field #2 Noise and Hazard Zones)**

- Zone of Influence extends 3 miles from Range land boundary
- Additional distance in Focus Areas to encompass effects of operations (5 nautical miles)
- Maintain maximum density / intensity of development as per existing zoning in first (1) mile from Range land boundary
- Implement the Graduated Density Concept outside the first (1) mile



**c. Graduated Density Concept**

- Allow increased density of development as distance from Range land boundary increases
- Allow only existing residential and non-residential uses under existing zoning within one (1) mile of the Range land boundary
- Graduated densities for residential uses between one (1) and three (3) miles or between one (1) and five (5) miles from Range land boundary to be determined by local city/county jurisdictions

**V. Other Discussion Items – none**

**VI. Next Steps**

- Prepare Draft JLUS Report with a target release date of December 15, 2004. The Report will be posted on the Department of Commerce website at [www.azcommerce.com/CommunityPlanning/Compatibility.asp](http://www.azcommerce.com/CommunityPlanning/Compatibility.asp)
- Comments are due by January 7, 2004.
- Final JLUS Report target release date is January 25, 2004.

**VII. Public Questions / Comments**

- Question: Looks like the Air Force is seeking a buffer zone around the Range on non-government owned land. Why doesn't the military put the buffer zone on the military side of the fence– BMGR land?
  - Response: The Range areas are heavily used, as is the Restricted Airspace, and reducing the area available to train on the Range would conflict with the Range's mission.
- Question: Presumption is that the private property owner has to modify his/her lifestyle with imposed land use restrictions and take the burden. Is this true?
  - Response: The JLUS does not modify existing property rights – the recommendation is to maintain existing zoning within the first mile from the Range land boundary.
- Comment: Restricting land uses around Welton and south of Welton is restricting the future growth potential of the Welton area, especially within the area one mile from the Range boundary.
- Comment: Need to come up with a plan that is mutually compatible between the military and the private property owners.
- Comment: The government should buy up the affected properties.
- Comment: Take only the land/areas that you [military] need, but no more than that.
- Comment: As a property owner I am only asking for a fair and reasonable process and I believe that we've received that within this JLUS process.

**VIII. Adjourn**

For more information on this project including the PowerPoint presentation given at this PAC meeting (and all others), please log on to [www.azcommerce.com](http://www.azcommerce.com) and click on the *Communities & Counties* link and select *Arizona Regional Military Compatibility Project*.



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